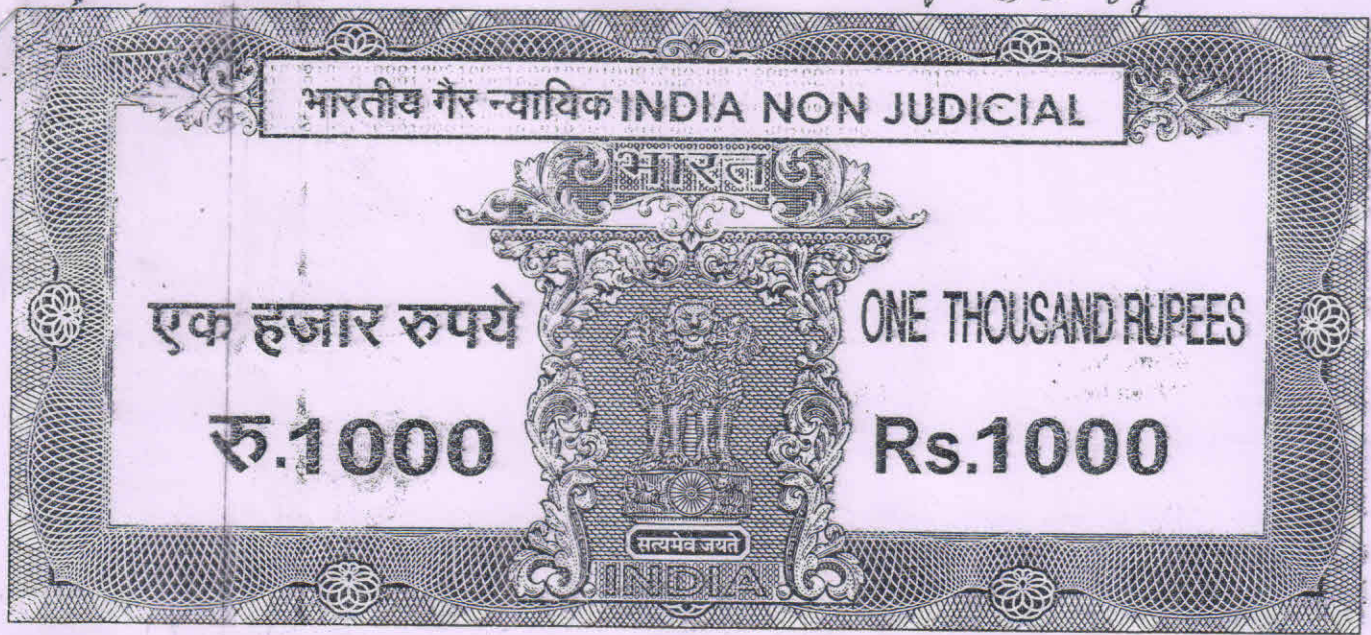




भारतीय गैर न्यायिक INDIA NON JUDICIAL

एक हजार रुपये

रु.1000

ONE THOUSAND RUPEES

Rs.1000



पश्चिम बंगाल WEST BENGAL

S 250449

23/12/20

Certified that the Document is
admitted to registration. The
endorsement sheet attached
with this document are the Part
of this document

[Signature]
Addl. District Sub-Registrar
Asansol, Dist. - Paschim Bardhamar

24 DEC 2020

GRN No 192020210168575291. dt 15/12/20
Query No.2001527399 /2020 DATED 23-11-20

DEVELOPMENT OR CONSTRUCTION AGREEMENT

THIS AGREEMENT IS MADE on this 15th day of December 2020 BY AND

BETWEEN:- 1) Sri Subhas Kumar Dey PAN NO ACNPD4445M S/o of late

Dibakar Dey by faith Hindu, by occupation retired, resident of 80/3 Swami

Vivekananda road, Haora, P.O. & District Haora Pin code 711101 2) Smt

Manju Mozumdar PAN NO ANJPM7883 RW/o Sri Mrinal Kanti

24/12/20

Mozumdar by faith Hindu, by occupation house wife ,resident of Bhubandanga, Bolpur ,Birbhum pin code 731204 - 3) Sri Salil Kumar Dey PAN ADAPD1139J S/o Late Dibakar Dey, by faith Hindu, by occupation retired Govt. Servant, resident of Santi Niwas, G.T. Road, Gopalpur, P.O. Asansol, PIN- 713304, Dist.- Paschim Bardhaman, 4) Sri Abhijit Sinha PAN NO CXBPS1809M S/o Late Abhaya Prasad Sinha by faith Hindu, by occupation business, resident of Munshiana, Bhubandanga, Bolpur, PIN- 731204, Dist.- Birbhum, 5) Sri Arijit Sinha PAN NO DHSPS9335C S/O Late Abhaya Prasad Sinha, by faith Hindu, by occupation business, resident of 3 Kabi Bharat Chandra road, Chandannagar, P.O.& P.S.- Chandannagar, Dist- Hooghly, PIN- 712136, hereafter jointly called the OWNERS /FIRST PARTY (which expression shall unless repugnant to and contrary to the context include respective heirs, successors, representatives and assigns) of ONE PART.

3
AND

"TIRUPATI INFRA" a partnership firm, having PAN NO AAMFT2012K represented by SRI DIPTO ROY PAN NO ACRPR0285M-S/o late Santimoy Roy, partner, having his office "SANTILEKHA", opp-water treatment plant Vivekananda pally, west ismile, Asansol-I, District -Paschim Bardhman hereinafter called the "DEVELOPER/SECOND PARTY" (which expression shall unless repugnant to and contrary to the context include their heirs, successors, representatives and assigns) of OTHER PART.

WHEREAS one Brajendra Nath Basu S/o late Akhil Chandra Basu , while owning and possessing the land & properties measuring 32 dec in Mouza Gopalpur, J.L. no 10 P.s Asansol ,sold by a registered deed of Kobaia being no 7298 of 1971 ADSR Asansol, northern half measuring 16 dec of land , more fully described to the schedule hereof ,to Smt Santi lata Dey W/o Dibakar Dey and the southern half measuring 16 dec to one Smt Sabita Chakraborty w/o Hari Pada Chakraborty .

AND WHEREAS aforesaid Smt Santi lata Dey died on 06-11-1998. Her Husband, Dibakar Dey , predeceased her and died on 13-01-1978 leaving behind them their two sons namely 1) Sri Subhas Kumar Dey and 2) Sri Salil Kumar Dey and two daughters namely Dipali Sinha(since decease) W/o late Abhay Prasad Sinha & Smt. Manju Mozumdar w/o Sri Mrinal Kanti Mozumdar as their only legal heir and successors as per Hindu Law Aforesaid Dipali Sinha died leaving her two sons namely Sri Avijit Sinha and Sri Arijit Sinha as her only legal heir & successors to inherit jointly the schedule mentioned properties and by virtue of such inheritance the first party became the joint owner- and in possessor of the said property more fully mentioned in the "SCHEDULE -A" below.

Attn

AND WHEREAS second party/developer has vast experience and good reputé in developing lands and constructing of multi- storied building and running their present business under the name and style "TIRUPATI INFRA", a partnership firm wherein Sri Dipto Roy PAN NO ACRPR0285M s/o late Santimoy Roy and Smt Sudipta Roy Pan no ACMPR9853L w/o Sri Dipto Roy are partners.

AND WHEREAS the owners/first party has approached to the developer with an offer to develop the said land as per plan sanctioned by the owners from the A.M.C. for construction of a multi – storied building on the 'A' schedule land.

AND WHEREAS the developer has agreed to construct /develop the said land of the owners after demolishing the existing structures thereon for the purpose of construction a multi- storied building with apartments or flats/shops/parking system as per building plan already sanctioned with the object of selling such apartments or flats to the intending purchasers .

AND WHEREAS the parties herein further required to enter into this agreement on the following terms and conditions as mutually settled and decided between the parties which are to be strictly followed and observed by the parties;

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:-

1. That the First Party/land owners with the execution of this Development Agreement engaged the Second Party/developer, so as to enable the Second Party/developer to raise the proposed multistoried building upon

Attest

the said land mentioned to the "Schedule A" to this deed comprising various self contained flats/shops/parking space etc.

2. That The first party/land owners hand over vacant possession of the said land and building to the developer and entrust the work and the right to develop the said property. Be it stated that whatever goods or materials if lying at the time hand over of vacant possession of the property mentioned to the "Schedule A" to this deed will be treated as the properties of the First Party/owners
3. That The land owners hereby gives license and permission to the developer to enter upon the land mentioned to the "Schedule A" to this deed with full right and authority with men and material to commence, carry on and complete development and construction thereon of the proposed multi - storied building in accordance with sanctioned building plan.
4. In consideration of the land owners having agreed to entrust to the developer for development of the said land mentioned to the "Schedule A" to this deed and construction of the said multi- storied building on and over the 'A' schedule mentioned land and property and in connection therewith, authorizing the developer to exercise the rights, powers, privileges on behalf of the owners on the basis of a registered Development General Power of Attorney to be executed by the owner in

As per

favour of the Second Party (Developer), out of Rs 42,00,000 (Rupees Forty Two lacs) the developer paid sum of total Rs. 21,00,000/- (Rupees Twenty one lakh) only, to first party as per details mentioned to this deed and the remaining Rs 21,00,000/- (Rupees Twenty one lacs) will be payable on or before completion of the ~~multistoried~~ building that will be treated as future profit and share of owners allocation, the developer has also agreed and covenanted to allot/provide to the owners the following contents mentioned in below:-

- (a) One number 2 rooms flat with covered area measuring 850sft (approx) in the third floor being numbered 305 situated by the side of the existing well and
- b) One common four wheeler car parking space in the ground floor measuring 150 sft (approx) in the said proposed building /Apartment.

The details are mentioned and described in schedule 'B' below as owners allocation, to be constructed by the second party (Developer), at its own cost and expenses and the project will be complete within 2 years from the date of the sanction plan from the AMC

5. That the Second Party shall raise/erect the said constructions of the multistoried building mentioned to the "Schedule A" to this deed with the help of good quality of building materials at its own costs and expenses and by taking assistance of engineering expert and the Second Party shall remain

Attorney

fully responsible and liable for any loss or damage caused in the said building at any time for any constructional defect. If any mishap be occurred at the time of constructions of the said building, the Second Party shall remain liable for such accident/mishap and the First Party shall be in no way held responsible for the same.

6. That the Second Party shall raise/erect the said constructions of the proposed multistoried building mentioned to the "Schedule A" to this deed as per sanctioned building plan, duly approved/sanctioned by the authority of Asansol Municipal Corporation or of any other authority by its own fund and thereafter erect the said multistoried building in accordance with and in due compliance with the sanctioned building plan as well as of the provisions of West Bengal Apartment (Regulation of construction & Transfer) Act 1972 and the Rules framed there under. In this connection the First Party shall provide all sorts of assistance to the Second Party by signing all necessary papers, documents, plan, application, forms etc. as and when required.

7. That the Second Party shall be responsible for any constructions raised/made illegally in deviation of the site plan or of the building plan or of the said Act and the First Party shall have nothing to do with the same.

8. That the Second Party shall have right to sell and transfer all flats / shops /parking space etc. (save and except owner allocation which is mentioned in the schedule "B") of the said proposed multistoried building to the intending

Attn

purchasers/transferees at such price or prices as will be settled between the Second Party and the intending transferee/s and the Second Party shall have absolute right to collect, receive, enjoy and appropriate the entire sale proceeds/consideration money / advance money etc. thereof exclusively and the First Party shall have no right to claim any share in the said amount/s accrued from such sale/advance.

9. In the matter of such sale or transfer of any such flat or flats/shops/ parking space of the proposed building the Second Party shall execute all such Sale Deed/s on behalf of the First Party as his constituted attorney and/or as a co-seller with the First Party / landlord if required and shall get the said Deed/s registered by presenting the same before the appropriate registering authority. It is hereby made clear that if required, the First Party shall remain bound to execute the said Sale Deed/s being the land owner of the said land.

10. That the Second Party shall take all steps and measures for having electric Meter, line, connection and municipal water connection in the said Proposed multistoried building from the authority concerned.

11. That the Second Party shall complete the constructions of the said multistoried building within 24 (Twenty four) months from the date of sanction of the building plan by the AMC

Handwritten signature

12. That the First Party shall pay and clear all arrear of Govt Rent (Khajana) electric Bill, Municipal Tax etc upon signing of this document.

13 In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions clearance and authority from the authorities concerned under the Urban Land (Ceiling and Regulations) Act 1976 and the rules and regulations in force at its own costs and expenses

14 The developer will develop the said land mentioned to the "Schedule A" to this deed and construct the multi-storied building and complete the same in every respect at its owns costs, expenses and risks and on own account.

15. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interest of the owners.

16. The developer shall be at liberty to sell or allot flats/garage/shop/ space etc or units on the said building to be constructed on the said land at its own choice excluding owners portion and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as he might think fit and proper without affecting any right or interest to the owners.

17. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied

12. That the First Party shall pay and clear all arrear of Govt Rent (Khajana) electric Bill, Municipal Tax etc upon signing of this document.

13 In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions clearance and authority from the authorities concerned under the Urban Land (Ceiling and Regulations) Act 1976 and the rules and regulations in force at its own costs and expenses.

14 The developer will develop the said land mentioned to the "Schedule A" to this deed and construct the multi-storied building and complete the same in every respect at its owns costs, expenses and risks and on own account.

15. The developer shall be entitled to make advertisement, hung up advertisement boards upon the said property and do such other things as might be required for the purpose of sale of the flats in the said premises to be constructed without in any way prejudicing the interest of the owners.

16. The developer shall be at liberty to sell or allot flats/garage/shop/ space etc or units on the said building to be constructed on the said land at its own choice excluding owners portion and to enter into agreements with the prospective buyers or allottees individually or collectively on such terms and conditions as he might think fit and proper without affecting any right or interest to the owners.

17. It will be the sole responsibility of the developer to deal with the authorities concerned and to comply with the rules and regulations of the said multi-storied

building and transfer thereof to the intending purchaser/s of the flats at its own costs and expenses.

18. The Stamp Duty and Registration charges and all formalities in connection therewith will be paid and borne by the developer and /or the Purchaser/s of the flats as may be agreed upon by and between the developer and the intending purchaser/s of the flats and that the owners shall have no responsibility whatsoever in respect thereof.

19. The agreement to sell or allot flats or units that might be entered into by the developer with the intending purchaser/s shall be in accordance with the laws applicable and the rules and regulations governing the said building and flats and allow any of the parties to occupy any of the flats or dwelling units without affecting any right of the owners.

20. Without causing prejudice to the rights of owners, the developer will be at liberty to enter into separate contracts in its name with a building contractor, architect and others including the prospective purchaser/s.

21. The owners agrees to sign and execute from time to time plans, applications for lay-outs, sub-division, construction of the building and other applications necessary to be submitted to the authorities concerned at the request of and at the cost of the developer.

ABH

22. That after handover the possession, the developer shall paid and discharge all taxes, outgoings, rates, cess and all other levies by the Municipality or Public Body or any authority in relation to the said premises.

23. That the second party shall complete the construction of the said building which agreed to the first party and shall make the same ready for the delivery of the possession within two year from the date of sanction plan by the AMC But the second party shall not be held responsible for any delay regarding completion as such construction of the flat if cause due to some occurrence /force major like natural calamity earthquake, and any prohibitory order from the government or statutory body etc, which are beyond the control, in that event the terms and conditions of this agreement shall automatically stand extended for a reasonable period of time.

24. The owners /first party do hereby agrees to answer all reasonable requisitions on title to be made by the second party and shall hand over attested photo copy of all papers and documents which are related to under mentioned 'A' schedule property unto the second party for searches and investigation on the title of the schedule property.

25. In developing the said land and constructing the said multi- storied building the developer shall obtain the requisite sanctions, permissions, clearance from the authorities concerned under the Urban land (Ceiling and Regulations) Act 1976,

Attn

Income – Tax 1961 and the other relevant Central and State Act and the rules and regulations in force at its own cost and expenses.

26. In accordance with law and as required by the authorities concerned including the Municipal Corporation the developer shall bear all costs, charges and expenses, carry out the work of development of the said property and construction and completion to the said multi- storied building, including the drainage system, laying of cables, water pipes and obtaining connections for electricity as might be necessary and required under the plans, sanctions, permissions of the authorities concerned and would make the said property for occupation and use.

27. That all electricity charges of existing electric meter shall be borne by the second party during the said construction and development work.

28. That the terms and conditions of this agreement shall always remain same in case of execution of Development Power or any such deeds of document.

SCHEDULE "A" MENTIONED PROPERTY

Within the District of Paschim Bardhman, Police Station- Asansol (south) Post. Office Asansol, Chowki & Addl. Dist. Addl. District Registry Office- Asansol, Holding No. 431, ward no 55(new) 31(Old) Gopalpur, under Asansol Municipal Corporation, within Mouza- Gopalpur, J.L. no 10, under L.R. Khatian no 929,2050,2083,2084,2085 (corresponding R.S. Khatian no 176), appertaining to L.R. plot no 1059 (corresponding R.S. plot no 708) with all structures standing therein measuring an area 16 dec. (more or less).

BUTTED AND BOUNDED by :-

On the South ---- house of Tapas Chakraborty & thereafter BIJOY TORON APT.

On the North ---- AKASH APT. thereafter G.T. Road.

On the East ---- RENU APT. thereafter Dharmraj Mandir.

On the West ----- RASTA measuring 20 feet.

ABOVE REFERRED TO SCHEDULE "B" OF THE PROPERTY

(Owners allocation in the proposed building)

In the above District, Mouza, and P.S. etc owners will get:-

- 1) One 2 number rooms flat with covered area measuring 850sft (approx) in the third floor (at the existing well side) of the proposed multistoried building being flat numbered 305
- 2) One four wheeler common car parking space in the ground floor proposed multistoried building measuring 150 sft (approx) in the said proposed building /Apartment
- 3) Also developer will pay Rs. 42, 00,000/- (Rupees forty two lakh) only, and that will be treated as proposed multistoried future profit and share of owners allocation

ABOVE REFERRED TO SCHEDULE "C"

(Developer allocation)

After
In the above District, Mouza, P.S. etc developer will get entire portion of the proposed multistoried building excluding owner allocation's mentioned in schedule 'B'.

DETAILS OF PAYMENTS:-

- on 26-02-2020 -Rs 5000-00
 i) Cash -----
 ii) A/c Cheque no 000103 of HDFC Bank Asansol dt. 26-02-2020 ---Rs 2, 95,000-00
 iii) A/c Cheque no 000105 of HDFC Bank Asansol dt. 20-09-2020 ---Rs 2, 00,000-00
 iv) A/c Cheque no 000001 of HDFC Bank Asansol dt. 20-09-2020 ---Rs 5, 00,000-00
 v) A/c Cheque no 000103 of HDFC Bank Asansol dt. 15-12-2020 ---Rs 11, 00,000-00
 Total-Rs 21, 00,000-00

IN WITNESSES WHEREOF the parties hereto have executed these presents on the day, month and year first above written.

1. WITNESSES:-

Sushendu Mahanta
 c/o - Bangshi Badan Mahanta

Subhas Kumar Dey
 (Sri Subhas Kumar Dey)

W/- Dabor, Post Achra

P. S. Salunkar, Dist. Achra

2/ Ashok Kumar Barchua

S/O Late Karu Prasad

S.B. Roy Road,

Bazha Sattin Pally by lane

Asansol - 713303

(Smt Manju Mozumdar)

Salil Kumar Dey
 (Sri Salil Kumar Dey)

Abhijit Sinha
 (Sri Abhijit Sinha)

3/ Sajendra Kumar Choudhary

S/O Sri Duxhi Choudhary

Dipupara Asansol-713302

Arijit Sinha
 (Sri Arijit Sinha)

SIGNATURE OF THE LAND OWNERS

4) Ajay Kumar Shaha

S/O Sri Binod Shaha

Rangunia para S.B.

Upper Road, Asansol-713303

Dipto Roy
 (Sri Dipto Roy)

FOR "TIRUPATI INFRA"

SIGNATURE OF THE SECOND PARTY/DEVELOPER.

Drafted and prepared by me and computer typed in my office.

Asit Bora Hapur

ADVOCATE Enrolment No. WB/289/88; Asansol

Note: A sheet containing the finger prints and photograph duly attested by the parties concerned attached herewith.

Thumb Littlefinger to forefinger

Right Hand

Thumb Forefinger to Littlefinger

Finger Print attested by me : Subhas Kumar



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : Mangju Mazumdar



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : Abhinav



Thumb Littlefinger to forefinger

Left Hand

Thumb Forefinger to Littlefinger

Right Hand

Finger Print attested by me : Anujit Saha



Thumb

Littlefinger to forefinger



Thumb

Forefinger to Littlefinger



Right Hand

Finger Print attested by me : *Sabit Kumar Das*

Thumb

Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger

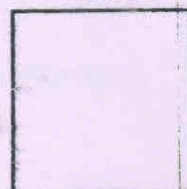


Right Hand

Finger Print attested by me : *Sabit Kumar Das*

Thumb

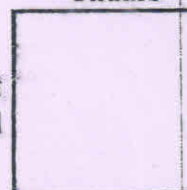
Littlefinger to forefinger



Left Hand

Thumb

Forefinger to Littlefinger

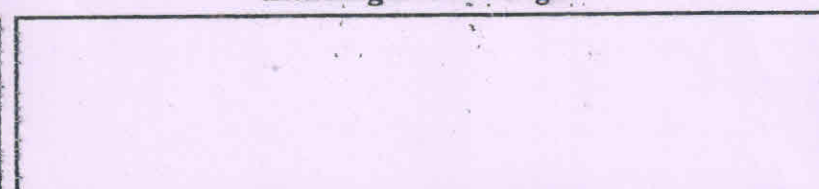
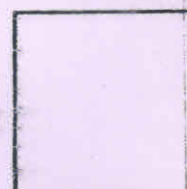


Right Hand

Finger Print attested by me :

Thumb

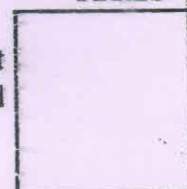
Littlefinger to forefinger



Left Hand

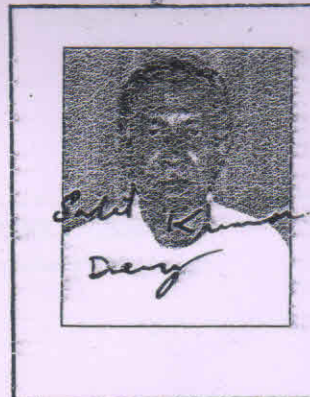
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Forefinger to Littlefinger



Right Hand

Finger Print attested by me :



Major Information of the Deed

Deed No :	I-2305-08347/2020	Date of Registration	24/12/2020
Query No / Year	2305-2001751360/2020	Office where deed is registered	
Query Date	23/12/2020 11:43:19 AM	2305-2001751360/2020	
Applicant Name, Address & Other Details	Asit Baran Hajra Asansol Court, District : Purba Bardhaman, WEST BENGAL, Mobile No. : 9434236972, Status : Advocate		
Transaction	Additional Transaction		
[0110] Sale, Development Agreement or Construction agreement	[4305] Other than Immovable Property, Declaration [No of Declaration : 1], [4311] Other than Immovable Property, Receipt [Rs : 42,00,000/-]		
Set Forth value	Market Value		
Rs. 2/-	Rs. 96,73,125/-		
Stampduty Paid(SD)	Registration Fee Paid		
Rs. 10,011/- (Article:48(g))	Rs. 42,014/- (Article:E, E, B)		
Remarks	Received Rs. 50/- (FIFTY only) from the applicant for issuing the assement slip.(Urban area)		

Land Details :

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: G. T. Road Gopalpur, Road Zone : (On Road -- On Road) , Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot Number	Khatian Number	Land Proposed	Use ROR	Area of Land	SetForth Value (In Rs.)	Market Value (In Rs.)	Other Details
L1	LR-1059 (RS :-)	LR-929	Bastu	Bastu	16 Dec	1/-	96,00,000/-	Width of Approach Road: 20 Ft.,
Grand Total :					16Dec	1 /-	96,00,000 /-	

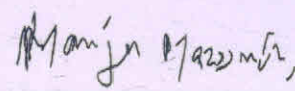
Structure Details :

Sch No	Structure Details	Area of Structure	Setforth Value (In Rs.)	Market value (In Rs.)	Other Details
S1	On Land L1	100 Sq Ft.	1/-	73,125/-	Structure Type: Structure
Gr. Floor, Area of floor : 100 Sq Ft., Residential Use, Cemented Floor, Age of Structure: 10 Years, Roof Type: Pucca, Extent of Completion: Complete					
Total :		100 sq ft	1 /-	73,125 /-	

Lord Details :

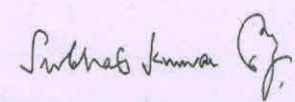
Name,Address,Photo,Finger print and Signature

1

Name	Photo	Finger Print	Signature
Smt Manju Mozumdar Wife of Shri Mrinal Kanti Mozumdar Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020

Bhubandanga Bolpur, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Female, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ANxxxxxx3R,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020
, Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office

2

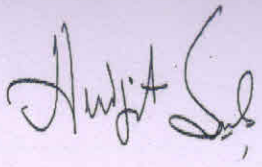
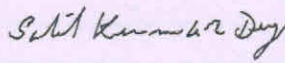
Name	Photo	Finger Print	Signature
Subhas Kumar Dey Son of Late Dibakar Dey Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020

80/3 Swami Vivekananda Road, P.O:- Howrah, P.S:- Howrah, Howrah, District:-Howrah, West Bengal, India, PIN - 711101 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020
, Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office

3

Name	Photo	Finger Print	Signature
Shri Avijit Sinha Son of Late Abhaya Prasad Sinha Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020

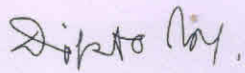
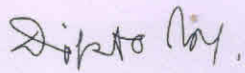
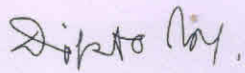
Bhubandanga Munshiana, P.O:- Bolpur, P.S:- Bolpur, District:-Birbhum, West Bengal, India, PIN - 731204 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: CXxxxxxx9M,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020
, Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office

Name	Photo	Finger Print	Signature	
Shri Arijit Sinha (Presentant) Son of Late Abhaya Prasad Sinha Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020	
3 Kabi Bharat Chandra Road Chandannagar, P.O:- Chandannagar, P.S:- Chandannagar, District:- Hooghly, West Bengal, India, PIN - 712136 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: DHxxxxxx5C,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				
5	Name	Photo	Finger Print	Signature
	Shri Salil Kumar Dey Son of Late Dibakar Dey Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office	 23/12/2020	 LTI 23/12/2020	 23/12/2020
Santi Niwas G T Road Gopalpur, P.O:- Asansol, P.S:- Asansol, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713304 Sex: Male, By Caste: Hindu, Occupation: Others, Citizen of: India, PAN No.:: ADxxxxxx9J,Aadhaar No Not Provided by UIDAI, Status :Individual, Executed by: Self, Date of Execution: 15/12/2020 , Admitted by: Self, Date of Admission: 23/12/2020 ,Place : Office				

Developer Details :

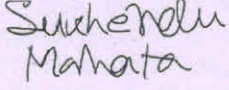
Sl No	Name,Address,Photo,Finger print and Signature
1	TIRUPATI INFRA SANTILEKHA OPP WATER TRATMENT PLANT, ISMILE, P.O:- ASANSOL, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713301 , PAN No.:: AAxxxxxx2K,Aadhaar No Not Provided by UIDAI, Status :Organization, Executed by: Representative

Representative Details :

Sl No	Name,Address,Photo,Finger print and Signature								
1	<table border="1"> <thead> <tr> <th>Name</th> <th>Photo</th> <th>Finger Print</th> <th>Signature</th> </tr> </thead> <tbody> <tr> <td> Shri Dipto Roy Son of Late Santimoy Roy Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 23/12/2020, Place of Admission of Execution: Office </td> <td>  Dec 23 2020 1:10PM </td> <td>  LTI 23/12/2020 </td> <td>  23/12/2020 </td> </tr> </tbody> </table>	Name	Photo	Finger Print	Signature	Shri Dipto Roy Son of Late Santimoy Roy Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 23/12/2020, Place of Admission of Execution: Office	 Dec 23 2020 1:10PM	 LTI 23/12/2020	 23/12/2020
Name	Photo	Finger Print	Signature						
Shri Dipto Roy Son of Late Santimoy Roy Date of Execution - 15/12/2020, , Admitted by: Self, Date of Admission: 23/12/2020, Place of Admission of Execution: Office	 Dec 23 2020 1:10PM	 LTI 23/12/2020	 23/12/2020						

anilekha , Vivekananda Pally West Ismile, P.O:- Asansol, P.S:- Hirapur, Asansol, District:-Paschim Bardhaman, West Bengal, India, PIN - 713301, Sex Male, By Caste: Hindu, Occupation: Others, Citizen of: India, , PAN No.:: ACxxxxxx5M,Aadhaar No Not Provided by UIDAI Status : Representative, Representative of : TIRUPATI INFRA (as partner)

Identifier Details :

Name	Photo	Finger Print	Signature
Sukhendu Mahata Daughter of Shri Banshi Badan Mahata Village Dabar, P.O:- Achra, P.S:- Salanpur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713335			
	23/12/2020	23/12/2020	23/12/2020

Identifier Of Smt Manju Mozumdar, Subhas Kumar Dey, Shri Avijit Sinha, Shri Arijit Sinha, Shri Salil Kumar Dey, Shri Dipto Roy

Transfer of property for L1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Mozumdar	TIRUPATI INFRA-2.66667 Dec
2	Subhas Kumar Dey	TIRUPATI INFRA-2.66667 Dec
3	Shri Avijit Sinha	TIRUPATI INFRA-2.66667 Dec
4	Shri Arijit Sinha	TIRUPATI INFRA-2.66667 Dec
5	Shri Salil Kumar Dey	TIRUPATI INFRA-2.66667 Dec
6		TIRUPATI INFRA-2.66667 Dec

Transfer of property for S1

Sl.No	From	To. with area (Name-Area)
1	Smt Manju Mozumdar	TIRUPATI INFRA-20.00000000 Sq Ft
2	Subhas Kumar Dey	TIRUPATI INFRA-20.00000000 Sq Ft
3	Shri Avijit Sinha	TIRUPATI INFRA-20.00000000 Sq Ft
4	Shri Arijit Sinha	TIRUPATI INFRA-20.00000000 Sq Ft
5	Shri Salil Kumar Dey	TIRUPATI INFRA-20.00000000 Sq Ft

Land Details as per Land Record

District: Paschim Bardhaman, P.S:- Asansol, Municipality: ASANSOL MC, Road: G. T. Road Gopalpur, Road Zone : (On Road -- On Road) , Mouza: Gopalpur (10), JI No: 10, Pin Code : 713304

Sch No	Plot & Khatian Number	Details Of Land	Owner name in English as selected by Applicant
L1	LR Plot No:- 1059, LR Khatian No:- 929	Owner:সবিতা চক্রবর্তী, Gurdian:হরিপদ , Address:লিঙ্গ , Classification:বাইদ, Area:0.16000000 Acre,	Seller is not the recorded Owner as per Applicant.

23-12-2020

Representation(Under Section 52 & Rule 22A(3) 46(1),W.B. Registration Rules,1962)

Presented for registration at 13:02 hrs on 23-12-2020, at the Office of the A.D.S.R. ASANSOL by Shri Arijit Sinha , one of the Executants.

Certificate of Market Value(WB PUVI rules of 2001)

Certified that the market value of this property which is the subject matter of the deed has been assessed at Rs 96,73,125/-

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962)

Execution is admitted on 23/12/2020 by 1. Smt Manju Mozumdar, Wife of Shri Mrinal Kanti Mozumdar, Bhubandanga Bolpur, P.O: Bolpur, Thana: Bolpur, , Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Others, 2. Subhas Kumar Dey, Son of Late Dibakar Dey, 80/3 Swami Vivekananda Road, P.O: Howrah, Thana: Howrah, , City/Town: HOWRAH, Howrah, WEST BENGAL, India, PIN - 711101, by caste Hindu, by Profession Others, 3. Shri Avijit Sinha, Son of Late Abhaya Prasad Sinha, Bhubandanga Munshiana, P.O: Bolpur, Thana: Bolpur, , Birbhum, WEST BENGAL, India, PIN - 731204, by caste Hindu, by Profession Others, 4. Shri Arijit Sinha, Son of Late Abhaya Prasad Sinha, 3 Kabi Bharat Chandra Road Chandannagar, P.O: Chandannagar, Thana: Chandannagar, , Hooghly, WEST BENGAL, India, PIN - 712136, by caste Hindu, by Profession Others, 5. Shri Salil Kumar Dey, Son of Late Dibakar Dey, Santi Niwas G T Road Gopalpur, P.O: Asansol, Thana: Asansol, , City/Town: ASANSOL, Paschim Bardhaman, WEST BENGAL, India, PIN - 713304, by caste Hindu, by Profession Others

Indetified by Sukhendu Mahata, , , Daughter of Shri Banshi Badan Mahata, Village Dabar, P.O: Achra, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others

Admission of Execution (Under Section 58, W.B. Registration Rules, 1962) [Representative]

Execution is admitted on 23-12-2020 by Shri Dipto Roy, partner, TIRUPATI INFRA (Partnership Firm), SANTILEKHA OPP WATER TRATMENT PLANT, ISMILE, P.O:- ASANSOL, P.S:- Hirapur, District:-Paschim Bardhaman, West Bengal, India, PIN - 713301

Indetified by Sukhendu Mahata, , , Daughter of Shri Banshi Badan Mahata, Village Dabar, P.O: Achra, Thana: Salanpur, , Paschim Bardhaman, WEST BENGAL, India, PIN - 713335, by caste Hindu, by profession Others



Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

On 24-12-2020

Certificate of Admissibility(Rule 43,W.B. Registration Rules 1962)

Admissible under rule 21 of West Bengal Registration Rule, 1962 duly stamped under schedule 1A, Article number : 48 (g) of Indian Stamp Act 1899.

Payment of Fees

Certified that required Registration Fees payable for this document is Rs 42,014/- (B = Rs 42,000/- ,E = Rs 14/-) and Registration Fees paid by Cash Rs 0/-, by online = Rs 42,014/-

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB Online on 24/12/2020 2:20PM with Govt. Ref. No: 192020210179599001 on 24-12-2020, Amount Rs: 42,014/-, Bank: HDFC Bank (HDFC0000014), Ref. No. 1326586901 on 24-12-2020, Head of Account 0030-03-104-001-16

ent of Stamp Duty

ified that required Stamp Duty payable for this document is Rs. 10,011/- and Stamp Duty paid by Stamp Rs 1,000/-,
online = Rs 9,011/-

Description of Stamp

1. Stamp: Type: Impressed, Serial no 3248, Amount: Rs.1,000/-, Date of Purchase: 11/12/2020, Vendor name: P K Panja

Description of Online Payment using Government Receipt Portal System (GRIPS), Finance Department, Govt. of WB
Online on 24/12/2020 2:20PM with Govt. Ref. No: 192020210179599001 on 24-12-2020, Amount Rs: 9,011/-, Bank:
HDFC Bank (HDFC0000014), Ref. No. 1326586901 on 24-12-2020, Head of Account 0030-02-103-003-02

Hillol Ghosh

Hillol Ghosh

ADDITIONAL DISTRICT SUB-REGISTRAR

OFFICE OF THE A.D.S.R. ASANSOL

Paschim Bardhaman, West Bengal

Date of Registration under section 60 and Rule 69.

Registered in Book - I

Volume number 2305-2021, Page from 16375 to 16411

being No 230508347 for the year 2020.



Digitally signed by HILLOL GHOSH
Date: 2021.01.19 16:48:01 +05:30
Reason: Digital Signing of Deed.

Hilol

(Hilol Ghosh) 2021/01/19 04:48:01 PM
ADDITIONAL DISTRICT SUB-REGISTRAR
OFFICE OF THE A.D.S.R. ASANSOL
West Bengal.

(This document is digitally signed.)
